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 Records Department, City of Philadelphia PU

# This Indenture Made the 29<sup>th</sup>

day of September

Lord two thousand and Sixteen (2016) in the year of our

**Between**

Beth Knight (Grantor)

William E. Johnson III (Grantee)

**Witnesseth.** That the said Grantor(s), for and in consideration of the sum of Eight Thousand Dollars (\$8,000) lawful money of the United States of America, unto the Grantor(s), well and truly paid by the said Grantee(s), at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, Grantor(s) has granted, bargained and sold, aliened, enforced, released and confirmed, and by these presents both Grantor(s) does grant, bargain, sell, release and confirm unto the said Grantee(s), her heir and assigns

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements thereon erected.

**SITUATED** on the North side of Seybert Street at the distance of 147 feet 1 –  $\frac{3}{4}$  inches Eastward from the East side of 26<sup>th</sup> Street in the 29<sup>th</sup> Ward of the City of Philadelphia.

**CONTAINING** in front or breadth on said Seybert Street 15 feet and extending Northward between parallel lines at right angles with said Seybert the East line along the West side of Stillman Street 51 feet to a 3 feet wide alley extending Eastward into Stillman Street and communicating at the Western and thereof with another 3 feet wide alley which extends Northward into Ingersoll Street and Southward into Seybert Street.

**BEING** No. 2529 W. Seybert Street

**TOGETHER** with the free and common use, right, liberty and privilege of the aforesaid alleys as and for passageways and watercourses at all times hereafter, forever.

**BEING** the same premises which Gail D. Harrison by deed dated July 1, 2015 and recorded August 29, 2016 in Philadelphia County in Deed Book VSS 1014 pg135 and conveyed until Beth Knight in fee.

*Together* with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever appertaining and the reservations and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor(s), as well at law as in equity, of, in, and to the same.

*To have and to hold* the said lot or piece of ground described with the buildings and improvements thereon erected with the said hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s) his heirs and assigns to and for the only proper use and behoof of the said Grantee(s) his heirs and assigns

And the said Grantor(s) his heirs executors and administrators does these presents, covenant, promise and agree, to and with the said Grantee(s) his heirs and assigns, by these presents that the Grantor(s) and her heirs, all and singular the hereditaments and premises hereby granted or mention to intended so to be, with the said appurtenances, unto the said Grantee(s), his heirs and assigns, against the said Grantor(s) and her heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under his, her, it, them, or any of them, shall and will.

#### WARRANT AND FOREVER DEFEND

*In Witness Whereof*, the part(y) (ies) of the first part have hereunto set her hand(s) and seal(s). Dated the day and year first above written.

*Sealed and Delivered }*

*Beth Knight*  
IN THE PRESENCE OF US:

*Beth Knight*  
Beth Knight

Commonwealth of Pennsylvania  
County of Philadelphia }ss:

On this, the 29<sup>th</sup> day of September  
the Commonwealth of Pennsylvania, residing in the

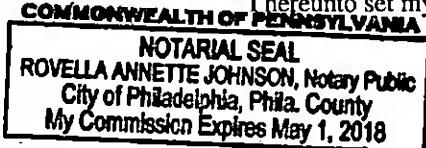
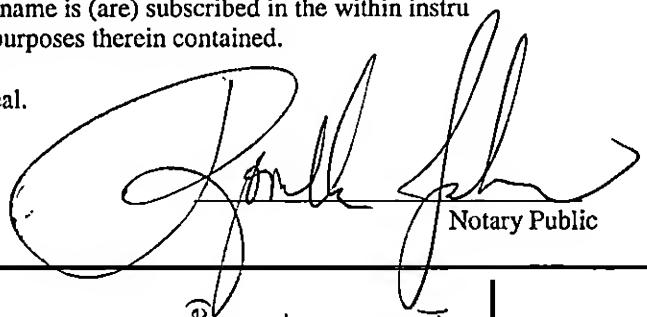
presently appeared Beth Knight

, 2016 before me, a Notary Public for

the undersigned Officer,

known to me (satisfactorily proven) to be the person whose name is (are) subscribed in the within instrument, and acknowledged that he executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

Notary Public

**DEED**

Beth Knight (Grantor)

to

William E. Johnson III (Grantee)

Premises:  
2529 W. Sycamore St  
Philadelphia County  
Philadelphia, PA 19121

*W. Johnson III*  
The Address of the above-named Grantee  
is 2529 W. Sycamore St.  
On behalf of the Grantee

DOC. ID

DATE RECORDED

CITY TAX PAID

# PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

**A. CORRESPONDENT — All inquiries may be directed to the following person:**

|                                    |                          |
|------------------------------------|--------------------------|
| NAME<br><i>William Johnson III</i> | TELEPHONE NUMBER:<br>( ) |
|------------------------------------|--------------------------|

|  |                      |                    |                          |
|--|----------------------|--------------------|--------------------------|
| STREET ADDRESS<br><i>2529 W Sayburt St</i> | CITY<br><i>Phila</i> | STATE<br><i>Pa</i> | ZIP CODE<br><i>19121</i> |
|--|----------------------|--------------------|--------------------------|

**B. TRANSFER DATA**

|  |  |
|--|--|
| GRANTOR (S) / LESSOR (S)<br><i>Beth Knight</i> | GRANTEE (S) / LESSEE (S)<br><i>William Johnson III</i> |
|--|--|

|   |  |
|---|--|
| STREET ADDRESS<br><i>1924 N 23rd St</i> | STREET ADDRESS<br><i>2529 W Sayburt St</i> |
|---|--|

|                      |                    |                          |                      |                     |                          |
|----------------------|--------------------|--------------------------|----------------------|---------------------|--------------------------|
| CITY<br><i>Phila</i> | STATE<br><i>Pa</i> | ZIP CODE<br><i>19121</i> | CITY<br><i>Phila</i> | STATE<br><i>Pa.</i> | ZIP CODE<br><i>19121</i> |
|----------------------|--------------------|--------------------------|----------------------|---------------------|--------------------------|

**C. PROPERTY LOCATION**

|  |   |
|--|---|
| STREET ADDRESS<br><i>2529 W Sayburt St</i> | CITY, TOWNSHIP, BOROUGH<br><i>Phila</i> |
|--|---|

|                        |                                 |                   |
|------------------------|---------------------------------|-------------------|
| COUNTY<br><i>Phila</i> | SCHOOL DISTRICT<br><i>Phila</i> | TAX PARCEL NUMBER |
|------------------------|---------------------------------|-------------------|

**D. VALUATION DATA**

|   |   |   |
|---|---|---|
| 1. ACTUAL CASH CONSIDERATION<br><i>€ 000.00</i> | 2. OTHER CONSIDERATION<br>+                   | 3. TOTAL CONSIDERATION<br>=             |
| 4. COUNTY ASSESSED VALUE<br><i>49,500</i>       | 5. COMMON LEVEL RATIO FACTOR<br><i>X 1.02</i> | 6. FAIR MARKET VALUE<br><i>= 50,490</i> |

**E. EXEMPTION DATA**

|                             |                                     |
|-----------------------------|-------------------------------------|
| 1A. PERCENTAGE OF EXEMPTION | 1B. PERCENTAGE OF INTEREST CONVEYED |
|-----------------------------|-------------------------------------|

**2. Check Appropriate Box Below for Exemption Claimed**

- Will or intestate succession \_\_\_\_\_ *(NAME OF DECEDENT)* *(ESTATE FILE NUMBER)*
- Transfer to Industrial Development Agency.
- Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_.
- Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_. Mortgagor (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).
- Corrective deed (Attach copy of the prior deed).
- Other (Please explain exemption claimed, if other than listed above.)  
\_\_\_\_\_  
\_\_\_\_\_

*Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.*

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

DATE

*10-18-16*